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TOWN OF ROCKLAND

Board of Selectmen
Town Hall
242 Union Street
Rockland, Massachusetts

Chairman:
Louis U. Valanzola
Vice-Chairman:
Lawrence J. Chaffee
Selectmen:
Mary A. Parsons
Keven D. Pratt
Kelli A. O'Brien-McKinnon

Town Administrator:
Bradley A. Plante

**MINUTES OF THE BOARD OF SELECTMEN'S OPEN SESSION held on
Tuesday, January 3, 2006 at 7:00 PM in the H. Bernard Monahan Memorial Room,
Town Hall, 242 Union Street Rockland, Massachusetts 02370**

**ATTENDANCE: Louis U. Valanzola, Lawrence J. Chaffee, Mary A. Parsons,
Keven D. Pratt and Kelli A. O'Brien-McKinnon**

Chairman Louis Valanzola led everyone in reciting the Pledge of Allegiance.

A. MINUTES

1. Open Session – October 3, 2005

Motion: Mr. Chaffee to approve with revision (date for 1 day liquor license)

Second: Mr. Pratt

Vote: 5-0

2. Open Session – October 17, 2005

Motion: Mrs. O'Brien-McKinnon to approve

Second: Mrs. Parsons

Vote: 5-0

Mrs. Parsons questioned getting the Executive Minutes done. Mr. Plante – There are not enough hours in the day to get both done in the office. I have spoken to the Chairman and the Accountant and we are going to have Mary Stewart start doing Executive Minutes at home and compensate her for that. Mr. Valanzola – She does do a great job with them. She doesn't leave anything out. Mr. Plante – The difficulty is that to have anyone else do them won't work. She knows all the voices to identify people from the tapes plus there is the confidentiality. You'll start seeing the Executive Session Minutes coming in shortly as Mary has already started them.

B. UNFINISHED BUSINESS

1. United Way – Mr. Emery Maddox

Mr. Maddox had prepared a packet giving information on the United Way. My primary purpose of coming here this evening is to ask the Selectmen if it would be

B. UNFINISHED BUSINESS (Continued)

1. United Way – Mr. Emery Maddox

possible for the United Way to run a campaign for the employees of the Town of Rockland and we have several reasons for that (1) by donating to the UW employees have the opportunity to make one donation which is dispersed to a number of worthy causes such as the Red Cross etc. (2) based on studies done in 2003 the UW funds community programs such as Elder Care, Youth at Risk and so on. Mr. Plante asked me for statistics on how many people from the Town of Rockland received benefits from the programs that the UW provides funding for. In your packet there is a statistical report which talks about the number of dollars that have been dispersed to the people of Rockland through these programs and the number of clients (580) and the number of agencies that have provided services and we can give you further breakdowns if you would like it. These programs are validated every year by volunteers who go out and actually verify that the agencies are doing what they say they do. Then they come back with recommendations to the volunteer board who then directs the staff on how the money should be allocated. Again what we are looking for is permission from the Selectmen to run a campaign for the employees in the Town of Rockland to see if anyone would care to donate. I would be more than happy to work with Mr. Plante in putting that together. Currently we have had programs run in Plymouth, Middleboro and Brockton. Mr. Valanzola – How do they determine how the money is parceled out? Mr. Maddox – What happens is that every spring agencies ask to put together a proposal on what they would like to have the United Way fund. In the old days we used to give a block of money to agencies like the Red Cross or Coalition for the Homeless. Now what they do is say we want to get support for this program (example: latch key kids) the programs would be different in different towns. We take these proposals in and a committee of volunteers gets together and it's broken up into teams and they go out and do an evaluation. They see who is doing a better job and that information is brought back to the board of directors and say these are the proposals...here are our recommendations. Once the decision is made they will tell the professional staff to disperse the funds. Fund dispersal is dependent upon how much is raised in the campaign. Mrs. O'Brien-McKinnon – Now with the changes to the UW employees can no longer be specific to the charities they want? Mr. Maddox – They can dedicate it to a specific charity so long as it's a 501C3. As long as it is federally recognized as a charitable organization, they can designate some portion of their donation to that. Mrs. O'Brien-McKinnon – Is there a minimum requirement or percentage that you expect? Mr. Maddox – One dollar per pay period is the minimum. Mrs. Parsons – Is there a minimum for a one time donation? Mr. Maddox – No, whatever someone would care to give. Mr. Pratt – This will be set up through payroll deductions? Mr. Maddox – We like it to be set up through payroll deductions and I'll tell you why. The way the UW is set up the more people that contribute the better we are. Charity is kind of funny...it's infectious. If you have a lot of people giving a little bit of money there is minimum pain on their part and obviously the collective good is done. They feel like a team member making a good thing happen. Mr. Valanzola – Are these pre-tax deductions if they come out of the payroll? Mr. Maddox – Yes. Andy Triantaffelow – Do we have a liaison for Rockland...or

B. UNFINISHED BUSINESS (Continued)

1. United Way – Mr. Emery Maddox

who do we contact if we need help. Mr. Maddox - we have a telephone hotline whereby we would take a call in and refer it to the agency that would help (for instance if someone had a fire and became homeless) a call to us could bring the Red Cross or Salvation Army etc. The UW has also become an informational conduit under Homeland Security. The UW can act as a clearing house to get agencies in to help police and fire deal with the problem. The telephone hotline is a 24 hour service that anyone can call if they need help. There is going to be a new line established throughout the country instead of 911 it's going to be 211...this state is about to launch it. It has been slow to get off the mark but probably in a year or year and a half you'll see this. Right now you have to call in to the United Way and they will switch you to the appropriate number.

Motion: Mr. Pratt to authorize the United Way to run a fundraiser through Town Employees

Second: Mrs. O'Brien-McKinnon

Vote: 5-0

2. Traffic Study Report on Middle School/Taunton Avenue – RPD

Lt. Barry E. Ashton – Gave a detailed synopsis of a traffic study he did of Taunton Avenue. What it boils down to here is we just don't have enough physical room to make the situation any better by making portions of this street one way. I don't think making any section of Taunton Avenue one way will solve the problems. One section of Taunton Avenue serves three schools (High School, Middle School and Memorial Park School) not to mention the local residents. I believe making all or part of Taunton Avenue one way will create more problems than it would solve. Education of the students, staff, parents and enforcement of the traffic laws by the Police Department is the best solution I've come up with. However, if the BOS disagrees with me and you want to make it one way as I have detailed I have no problems with doing it. My suggestion would be that you make the School Department pay for the signs, the Highway Department will install them where I believe they should be. You make this experiment for one month after about a one month notice and education to parents, teachers and students...give it a one month trial period and see what happens. However, I don't feel it's a good idea. My final recommendation would be not to make Taunton Avenue one way or portions thereof at all...go with the educational program I have outlined here.

Mr. Valanzola – Agreed with the education. Lt. Ashton – I would like to send my officers down there for a two – three week period for education...not enforcement. After the education process is done then we'll start with the enforcement process. If they don't understand the education part of it, they will understand the enforcement part of it. Mr. Valanzola – Suggested carpooling. Lt. Ashton – Holy Family has a lot of carpooling but the problem down here is mainly that the parents just want to go down there, park where they want (they don't give a damn about anybody else) pick

B. UNFINISHED BUSINESS (Continued)

2. Traffic Study Report on Middle School/Taunton Avenue – RPD

up their kid and leave. Mrs. Parsons – Could we enforce the area that says no parking for the school buses...have somebody down there to give them a ticket? Lt. Ashton - Years ago when we had a program called “Cops & Kids” I was down there quite frequently. The people would not like me because I would have them move from that area. But again, it’s a thing of manpower. I cannot guarantee that someone could be there everyday. Mrs. Parsons – I’m not asking for a guarantee everyday...sometimes surprise is the way of dealing with it. Lt. Ashton – Before we do a surprise thing I think we should do an educational surprise thing first. Mrs. Parsons – True....could that educational surprise be right at the time that school is getting out and right on the sidewalk? Lt. Ashton – Yes. Mrs. Parsons – It’s common sense...it’s your child’s wellbeing to make sure they are getting out on the side where there is a sidewalk (even if you have to drive in that direction to get to that point). Lt. Ashton – Again, sometimes the attitude that I have seen of the parents down there its what’s easiest for me (if I’m parking in the no-parking zone, I’m not parking too close to the cars on the tennis courts because I’ve just come down the street, it’s easier for me to stop right here when I’m half in the middle of the road) and this does create problems down there. Mrs. Parsons – Brought up crosswalk issues. Lt. Ashton – Education is the key. Ray Hebert – This traffic report was well thought out. I do work for traffic engineers in Boston and we do this all the time. They just completed a traffic circulation study in Hingham for one of their schools. You may want to take this a step further and do a traffic report for all the schools in Rockland. Mrs. Parsons – Parents need to use common sense this is what is lacking now and that is what probably brought this to our attention.

3. Estes Property Discussion

Mr. Valanzola – Read a letter written to Mr. Plante from Gary Moran, Regional Director of the Department of Environmental Protection. The letter gave a history of the issues involving the Estes Property. Access to the property was the main issue. Mr. Plante – Suggested that we set up a meeting with the DEP to discuss the letter and I would also suggest that one or two members of the BOS be assigned as a subcommittee to work with me and to get with DEP and to see what we can do at this point. Mrs. Parsons – I don’t understand why the DEP isn’t working with the owner as the owner is entitled to use Brownfields too. The DEP is really good at sending out these notices so I have to wonder what their problem is. They have the capability of working with the owner to clean up this property. Mr. Plante – I think the owner doesn’t care, he has no interest and he’s not going to do anything. Mrs. Parsons – But the fact of the matter is we don’t own the property either and the clean up of this place. There was an assessment done by Northeast Tank Services Company and they are in the environmental business and they estimated that it would cost \$288,000 just to maybe look at the site and that cost could go higher. So I don’t understand why the owner and the owner’s attorney don’t work with DEP to get this done and he can sell the property. Mr. Valanzola – I believe the owner inherited this property.

B. UNFINISHED BUSINESS (Continued)

3. Estes Property Discussion

Mr. Plante – Yes, it's a distant relative that has absolutely no interest in it. The attorney as he told Attorney Powers, has no intentions of lifting a finger or doing anything. As I understand from the Treasurer, the amount of back taxes owed on the property is more than what the property is worth even if it was cleaned up. My suggestion is that if we could sit with the DEP...if the commissioner is willing to sign a letter that they will not hold the Town liable then it seems to me that it's time for the Town to step forward and try to do something to make this happen. If we wait it is just going to sit there forever. Mrs. Parsons – DEP has the capability of forcing the owner. Mrs. O'Brien-McKinnon – It says right here that they went to court and the judge would not admonish the warrant...they wouldn't let them in. Mrs. Parsons – DEP has ways of taking the owner to court and making them.

Motion: Mr. Chaffee to follow Mr. Plante's recommendation and have Mrs. Parsons & Mrs. O'Brien-McKinnon as the two members that would represent the BOS with the meeting with DEP

Second: Mr. Pratt

Mrs. Parsons – One thing about this, I would like them to put in writing just why they haven't pursued this owner when they pursue every other owner. Mr. Plante – We could talk about that at the meeting. We'll get them in here with Kelli and yourself and we'll have a real frank discussion and find out how we can get this thing fixed. I honestly believe, Mrs. Parsons, if we don't take the bull by the horns it's never going to happen. Maybe they can come up with some money, there has got to be a way to skin this cat. Mrs. Parsons – I wouldn't want to see the Town putting any money in to cleaning....Mr. Plante – No, No, No, No, No. Absolutely not. Mrs. Parsons – That's what they are looking to do. They clearly state at the bottom not all programs are for this type of deal. Mr. Plante – Let's talk to them. We have a situation up on Union Street with the Fire Station that we didn't create. Mrs. Parsons – Right, we're an easy target. Mr. Plante – We're getting whacked with that one because in 1977 there was no 21E and now they are trying to hold us responsible for those people at Exxon Mobile who are going to hammer us. Mrs. Parsons – The Town is the easy target. Believe me...they can and do have the power to force the owner to clean this property up. They do have that power. Mr. Plante – You can't get blood out of a stone and that's the point. Mrs. Parsons – That's what Brownfields is for...they can work with the owner. Mr. Valanzola – Let's set up the meeting and if we're not comfortable with the proposal then we'll just let it sit there as it is. Mrs. Parsons - I have a feeling where there is a realty trust next door. The issue here might be that are pushing this and want it cleaned up by us then the property is available for them to buy cheap because this other company wanted to purchase it for \$12,000. Mr. Plante – If we take it over by tax title and auction it off it's going to go to the highest bidder anyway. Mrs. Parsons – Right, but we are not going to get our money's worth out of the cleanup. If we spend money to do cleanup on this property...Mr. Plante – No, No, No, No, No....I don't think we should spend a nickel on it. Mrs. Parsons – We will never get back in tax. Mr. Plante – What are we getting now? Mr. Valanzola –

B. UNFINISHED BUSINESS (Continued)

3. Estes Property Discussion

Nothing and it's an eyesore. Mrs. Parsons – It beats spending a half million to clean it up. Mr. Plante – We're not going to spend that. That's the point. If we sit down with DEP our attitude has to be exactly what you're saying we are not going to spend a nickel on that property. Mrs. Parsons – So tax title is out. They are going to have to come up with another way. Andy Triantaffellow – I'm on the Conservation Commission and the DEP said it was a 21E. The DEP told us that they would force them (the owner) to cleanup the property. And we just backed off and said OK fine. If you are going to go to DEP I think you should be taking one of us from the Conservation Commission to go with you. Mr. Valanzola – Let's get back to the vote:

Vote: 4-1 (Mrs. Parsons against)

Mr. Valanzola – we will make sure we invite someone from the Conservation Commission.

C. NEW BUSINESS

1. Open Warrant for Annual/Special Town Meeting 5/8/06

**Motion: Mr. Chaffee to open Warrant for Annual/Special Town Meeting
On Tuesday, January 3rd and close Warrant on March 7, 2006**

Second: Mr. Pratt

Vote: 5-0

2. Annual Audit Report – Mr. Rob Lynch

Mr. Valanzola – Mr. Hart couldn't make it tonight and we are looking to postpone this until February 6th. Mr. Plante – For all the members: all the audit reports arrived just today so the Chairman and I spoke and it's not fair to expect you to have any questions when you haven't seen the materials. This will give you four weeks to get into it. I will tell you that it was a fairly favorable report. I did meet with Mr. Lynch this morning with the Town Accountant and he had a lot of positive things to say. It was much better than the previous reports. We'll have him in on February 6th.

Motion: Mr. Pratt to table until February 6th

Second: Mr. Chaffee

Vote: 5-0

3. Radisson Hotel Management

Mr. Valanzola – Gave a history of the incident that occurred at the Radisson on

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3. Radisson Hotel Management

December 25, 2006. Chief Donovan – This has been an extremely high profile incident. I don't know if it deserved all the attention that it was given. There were a total of thirty-three arrests; one person was put into protective custody, six juveniles (under the age of 17) five females and one male, three individuals were of legal drinking age (over 21), they were from Weymouth (16), Quincy (8), Braintree (7) & Boston (3)...why they picked Rockland I don't know. Possibly because of the handiness of the location right off the expressway. As the Chairman said, the officers did an outstanding job. We were understaffed, undermanned and under whatever...it could have been much worse. We are happy that the original call came in at 9:27 PM vs. one o'clock in the morning when the individuals might have been more liquored up. They cleared at 11:28 PM and that was just the beginning because when you book and process over twenty people it's a huge, huge undertaking and they did a superior job. We did have a follow-up with the General Manager Remo Pizzichemi it was a very good meeting, he answered all my questions. I know you will have questions to ask. I won't get in to all those issues with you but he answered all the questions to my and Deputy Chief Llewellyn's satisfaction. The only other thing that I can say is that I don't think people expect this type of incident to occur on Christmas night. The Deputy Chief said earlier that it's a sorry occasion when you have juveniles and underage people drinking on Christmas night. It is a sad state of affairs. This is not an unusual occurrence (teenage drinking, teenage drugging, teenage whatever) is almost at epidemic proportions. What the answer is to this...I don't know. It seems to go on whether it is house parties or hotels, etc. I spoke to the Chief in Braintree and he said it's becoming quite common in their hotels. Our officers did an outstanding job. Deputy Chief Llewellyn and Lt. Ashton responded that night and they did an excellent job supervising everything and making sure everything was copasetic. I want to comment on another incident that I read in today's Patriot Ledger under Reader's Opinion it said "Rockland's Booze Party a Cause for Concern" some of the statements that Mrs. Mary D'Eramo of Abington made is way off base and I don't know where she is coming from. A couple of her quotes were "is the mentality of the Police Department that a little bit was ok" referring to the statement that Deputy Chief Llewellyn said that a small amount of heroin was taken at the scene. She also states that this is serious stuff and needs to be taken seriously by law enforcement and newspaper reporters I don't know about the newspaper reporters but I'll tell you right now that the Rockland Police Department takes incidents like this as extremely important and serious and that is why 34 people were brought into custody. If anything was not going to be taken seriously we wouldn't have charged thirty-three people with disturbing the peace, minor possession, etc., etc., and we wouldn't have charged the person with possession of heroin. We still haven't found out where the keg came from and we are working on this with the ABCC. In fact we contacted Budweiser Corporation and tried to track it down. I don't know who this individual is and I don't know where she is coming from. She belongs to some group called "Learn to Cope" a group of parents of OxyCotin and Heroin addicts. Believe me; I've had this incident in my family and believe me if anyone takes drugs or alcohol abuse seriously it's the Rockland Police Department and myself personally. I

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do take offense to this Mary D'Eramo making these statements because I don't know where she is coming from. In any event, I just wanted to comment on that because it looks like she's saying that the Police Department doesn't care and we do care. We have a very proactive approach to drug abuse and alcohol abuse and if that doesn't prove it I don't know what else does. Mr. Valanzola – Questioned the drugs that were present at the scene. Chief Donovan – Everyone was charged with what we could charge them with. Mrs. Parsons – If one person has heroin in the room are you charging everyone in the room with the same. Chief Donovan – Actually we are charging the individual who rented the room (Mr. Hall). Mrs. Parsons - So everyone needs to be charged that was in the room with the heroin. Chief Donovan – We are not going to do that. Mrs. Parsons – Why? Chief Donovan – Because we feel that this is the proper way to go. I really don't want to discuss the case in open public forum. That is the way we decided to go. We reviewed it all and that is the way we decided to go. He rented it and it was our understanding that ... actually I don't want to discuss the case, it's got to go to court. Mrs. Parsons – True, but the person who rented it should be punished but the ones that it's rented for if they are getting off easy they are just going to do it again. They will just find somebody else. Chief Donovan – Knowing the system after being in it for over 34 years, I don't think much is going to happen to them to be perfectly honest with you. Normally in these cases there is a small fine, a continuing letter or a straight dismissal. I don't know what the judge is going to do and I don't want to speak for the court. With my previous experience with dealing with this stuff especially if they are first offenders and if they are juveniles (Hingham has a juvenile diversion program). The court system is totally different from what we do as police officers. We put our faith in the court system and sometimes we do not agree with what happens. We can only do what we can do. We brought the necessary charges, whatever happens after that is Mrs. Parsons – The news clips that I saw they were very arrogant kids...it was like we weren't doing anything wrong. Chief Donovan – I agree with you I thought it was kind of appalling especially being before a judge and laughing at him. It just shows you the type of people that we have to deal with on a daily basis. Like I said, none of them were from Rockland and I think the reason they picked that establishment (Radisson is one of the top hotel chains in the world) was the accessibility to the expressway. Hotels are good money makers for the community but with it comes problems for the police department. Between the three hotels, we have our fair share of calls down there. Mrs. Parsons – I read that letter to the editor also. I felt that person was trying to get across the seriousness of what these kids were doing and the kids don't think about it as being anything serious at all. Chief Donovan – But is the mentality of the police department is that a little is ok. We never inferred that any possession of anything is ok. I don't know where she got that opinion. I took that as she was kind of slamming the police department. If we arrived at a scene and just let everybody go, I could see somebody saying that we didn't do our job. When you bring thirty-four people into custody...that's huge. We didn't get through getting people out of there until 4:00PM the next day. This was a huge undertaking. The officers did a great job...like I said; this could have been an explosive situation if it was later in the night.

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For the magnitude of what happened everything went on very very good. Mr. Chaffee – The Boston Globe called all of us and I happened to be the lucky person around when they called. They tried to get the insinuation that the police department used excessive force by handcuffing the arrested parties to a fence. I tried to explain to them that when you have thirty-four people who are not probably standing there cooperating and letting you book them, that is not excessive force. You had to do something with thirty-four people. Chief Donovan – Let me explain that. First of all we have seven cells for thirty-four people. We have an area with a big screen cage where equipment is stored it's probably about 25-30 feet long. The officers (which I think used great judgment) instead of piling multiple people in different cells not knowing who or if they were liquored up or who is whacking who did it the right way. They had them individually handcuffed in this area. He explained how things were done in the old days with "Kelly bars". We don't have a Kelly bar, we have a detention area. The fact that they put those people like that was to safeguard both themselves and the officers involved in the incident. If you want to call it police brutality by protecting these people well then I guess I have a different definition for it. Mr. Pratt – Questioned how the room was rented. Chief Donovan – The room was rented with cash. Remo Pizzichemi - I have with me Steve Carter who is Area Director for the Remington Hotel Corporation Management Company. Steve Carter - We have prepared a statement regarding the incident occurred on December 25th. We have completed our internal investigation which has revealed the following facts: A male made a reservation two weeks prior to checking into the hotel. He arrived on Christmas Day around 3:00PM to check in. After we verified that he was over twenty-one years old (by checking his ID) he was allowed to check in. The person who was identified in various newscasts has also been identified by our personnel as the person that checked in that day. He originally requested a Jacuzzi suite on the smoking floor which is the second floor. After seeing the room he requested a room on a higher floor. We then gave him room 536. At no time were we given any indication that he had planned on having guests, much less he intended to have a party in his room. The front desk clerk did not see him leave or re-enter the building that evening. Our regularly scheduled security guard arrives at the hotel at 10:00PM and works from midnight until 6:00AM. In the meantime, our manager on duty makes rounds on all the floors to determine if there is any unusual activity. On this particular evening our MOD made the round on all floors between 8:00-8:30PM. He reported that there were no noise disturbances or unusual activities on any floors. The front desk did not notice any unusual activity in the lobby and all they noticed was there appeared to be a normal flow of guests returning to the hotel. Our first indication that there was a problem was when the Rockland Police Officer arrived at the front desk and said there was a disturbance in room 536. At the time the MOD who was away on hotel related business was called and he immediately returned to the hotel to help the police with any assistance they required. It appears that the individual in question carefully planned and subsequently carried out his plan to utilize the hotel for a party where underage drinking and other activities could take place outside the watchful eyes of the parents of the youth involved.

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We have also been able to conclude that no one employed by the hotel assisted in the execution of this plan. We would also like to take this opportunity to commend the Rockland Police Department as well as the assistance provided by the Police Departments of Weymouth, Norwell, Hingham and Hanover for their prompt response. Please know that we at the Rockland Radisson are committed to doing what we can do to protect our young people from negative influences that that tend to pervade our society. As both good corporate citizens of Rockland and as parents ourselves we accept that responsibility and will continue to work with the Town of Rockland to assure that our hotel remains a valuable asset to the community. Again, thank you for the opportunity for us to appear and I would be happy to take any questions. Mr. Valanzola – You mentioned that they reserved the room two weeks prior? Mr. Carter – Yes. Mr. Valanzola – Did they give you a credit card to hold that room...is that required? Mr. Carter – They have to present a credit card upon arrival. They reserved the room two weeks in advance and came in to pay for the room in cash at 3:00PM that day. Mr. Valanzola – You also said a security guard is on the premises? Mr. Carter – Yes from 10:00PM – 6:00AM. Mr. Valanzola – From the time he arrived until 10:00PM it was just the clerk at the hotel? Mr. Carter – On this particular evening there would have been a front desk clerk and a MOD and maybe one other individual on housekeeping. Mr. Valanzola – From what I read, they entered through a rear door? Mr. Carter – That is correct. Mr. Valanzola – Is that something that is always left open? Mr. Carter – The door was made ajar on the first floor. Conceivably what they did was come down the stairwell and put a bottle of water in the door and entered through the side of the building. We are currently looking at re-securing the building in two instances to prevent this from happening in the future. Mr. Valanzola – Do you have any cameras in those hallways? Mr. Carter – No. Mr. Valanzola – Do you have plans on installing any cameras or security devices there? Mr. Carter – We are reviewing all possibilities to secure the building. Mr. Valanzola – Were there any other complaints from any other patrons? I mean 34 kids in one room it seems hard to believe. Mr. Carter – There wasn't however until the police department got a call from a guest on the same floor. When our MOD completed his rounds 45 minutes to an hour earlier there was nothing noticeable. When the guest alerted the police department they alerted us that there was an issue going on with that floor. Mr. Valanzola – It seems odd that they called the police department before they called the front desk. Mr. Carter – I agree. Typically we will get calls. Example if after a wedding and people come back and are a little happy and are getting a little noisy we'll get a call. That's why we have a security guard so people can get a good night's sleep that is what we are in the business of doing...making sure they get a good nights sleep. Mr. Valanzola – Are there any other steps that you have taken at this point or that you are thinking about taking to prevent this from happening in the future? Mr. Pizzichemi – I think clearly the fire exit is what the guy did to let the kids up and down the stairway and that's a one way exit without an exterior handle to come in. We are looking at putting a trip alarm on those doors. Beyond that just a keen awareness ... a heightened awareness of kids trying to make reservations. I

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think that came to pass this New Year's Eve when we had many kids clearly trying to make reservations. It is not just our hotel...its many hotels. We have an internal policy where if they are under 25 years of age we don't allow anyone into the hotel on New Year's Eve but I'm happy to say that our front desk personnel have taken this to a different level in terms of being aware of this is happening and who knows when it's going to slow down. Mr. Chaffee – This hotel has had a problem before (not under your management) it seems to me that a credit card has to be essential to get that room and I don't know why he would reserve with a credit card and pay in cash the day of....that is strange to me. Mr. Pizzichemi – Our policy is that we don't take cash without a credit card to support it. This particular guest claimed to be the nephew of one of our cooks (which has proven not to be true) and our front desk clerk at the time he went ahead and allowed the guest to check in. However, we did follow the primary part of the procedure which was to get the drivers license and verify that this person is 21 years old or older. The law by the way allows us to rent to anyone 18 years or older. He complied with our procedure in that regard but without the credit card. Mr. Chaffee – The door they came in was a ground level door? Mr. Pizzichemi – Correct. Mr. Chaffee- Most hotels don't they require you to have a room key to access that door? At public entrances we do have an electronic-magnetic card key lock. This was a steel fire door that goes down by the fire escape ... there is no access at all. They put a bottle of water in the door to keep it ajar and that is how they entered. This specific door has no view of the front desk so they never suspected anyone coming into the property. We have reviewed the two access points there to increase the security of those two doors. Mr. Chaffee – The Chairman asked a question about cameras. It would seem to me that it would be very helpful to have cameras in isles and long areas that are off the view of the front desk. Mr. Pizzichemi – We are reviewing all secure possibilities for the future in this building, we don't want to appear here again in front of you. Mr. Chaffee – The only other thing that concerned me was that the secretary from this office called about this meeting. Whoever she spoke to made the comment to her “why is this a Selectmen matter, this is a police department matter”. The BOS grant you an innholder's license and we grant you an alcohol license. We are concerned with the safety of the Town. I don't like the fact that somebody would ask that question. Would you find out who that person is when you go back and just remind them. We're not doing this because we want to be funny, I don't like TV cameras here and all that stuff. This is an issue that makes the Town of Rockland look bad. One of the first questions I asked the Chief was why did they pick this hotel in Rockland? We don't want them to pick this hotel again. Mr. Pizzichemi – I assure you that we will follow up on that individual. Mrs. Parsons – I've been in hotels that they wouldn't let me pay in cash, I had to use my credit card. That might be something that you might want to go to. How big was this room? Mr. Pizzichemi – It was a standard size room on the 5th floor. The 5th floor is about four feet longer depth wise than the other four floors. Mrs. Parsons – I read somewhere that this had a Jacuzzi in it? Mr. Pizzichemi – This had a Jacuzzi tub as opposed to a regular tub. Mrs. Parsons – This is four feet longer than your standard rooms? Mr. Pizzichemi – Standard rooms are 24x12

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this was room was 28x12. Mrs. Parsons – With 33 people in it...they must have been squished. There was no other room involved? Mr. Pizzichemi – No. Mrs. Parsons – Was your hotel full that night? Mr. Pizzichemi – No. Mrs. Parsons – So they could have been on a floor that was mostly empty. Mr. Pizzichemi – Christmas night for hotels are usually the lowest occupancy night of the year. Usually people are with their families. We believe that the people that were staying on that floor had not returned yet from their Christmas gatherings, otherwise we probably would have had a complaint at the desk as well. Mr. Pratt – Getting back to the credit card...did the gentleman utilize a credit card over the phone when they made the reservation? Mr. Pizzichemi – I can't 100% verify if he used a credit card for the telephone reservation but when they came in that is when they paid cash for the room. Our procedure is that a room should be held with a credit card in order to guarantee it and then if you want to pay with cash that's fine but we are still holding your credit card to protect us from potential damage. Mr. Pratt – There was no credit card number on record at all? Mr. Pizzichemi – I don't know. Mr. Pratt – Normal procedure is that you take the credit card number to protect yourself against damage or vandalism to the room. If the room is damaged when you go back to inspect it you just go back and tack it on the credit card. Mr. Pizzichemi – I can't speak for that without having the clerk.....I'm sure we can review that policy. In this instance on Christmas night I don't think that was the clerk's thought. Mr. Pratt – You said it was reserved two weeks before? Mr. Pizzichemi – Right I understand. Mr. Pratt – So there wasn't a credit card number given over the phone to reserve the room. Mr. Pizzichemi – That I'm not sure. Mr. Pratt – That doesn't make any sense. Also you stated that you noticed a normal flow of guests. Thirty-four people going up to the fourth floor seems like an..... Mr. Pizzichemi – They didn't enter through the lobby the entered through a side door that does not empty out into the lobby. We have a front desk clerk there and there are three access points into the hotel from the outside. This specific door that was ajar was the fire door. Mr. Pratt – Why doesn't the fire door have an alarm? Normal fire doors you push the thing and the alarm goes off. Mr. Pizzichemi – It says panic hardware for one-way exit. They entered through this door and went right up to the room after they got onto the 5th floor. Mr. Pratt – It seems like they carefully planned it because you stated that you gave them one room and they decided that wasn't adequate and you gave them another room which they saw as more adequate to their needs getting up and down the stairs. Is it possible that this individual came into the hotel prior and cased the place? Mr. Pizzichemi – We don't know. We feel that it was well planned. Mr. Pratt – It seems like it because he got away with not putting a credit card down. He got away with changing room. As far as the future (not allowing this to happen again) you mentioned alarming the door and cameras are they any other steps you can see being done in the future? Mr. Pizzichemi – We will look into the credit card backup 100% of the time. Mrs. O'Brien-McKinnon – I know you said you are looking into things but are there any measures you have taken already to prevent this from happening again? Mr. Pizzichemi – After meeting with the police department we put 24 hour security in the building. Mrs. Parsons – What about putting a loud alarm on that door so that immediately when it's opened it tells everybody someone is using those

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doors that you can't see. Mr. Pizzichemi – The system would go right back to the desk and we would be able to respond immediately on that alarm. There are alarms that are local so when you hit the panic bar it buzzes right there. This alarm would ring back at the desk and allow us to know if somebody went out that door or if someone was coming in. Mrs. Parsons – True, but sometimes it deters them from even doing it if something is going off loud. Its drawing attention to them...oh a person is using that door. Mr. Pizzichemi – That's a good point. Mr. Pratt – I've seen doors that you open the door and it just goes off for a few seconds just to alert people that the door is being used. It would only stay on as long as the door was open. If you made that door ajar, it would continue to go off until someone took that bottle of water out. You might want to look into something like that. Mr. Pizzichemi – Sure. We have solicited the input of a local company to advise us on what to do there and certainly the input from the Chief and the Deputy Chief also. Mrs. O'Brien-McKinnon – Have you given yourself a specific timeline for that...when you'll have all the security measures in place? Mr. Pizzichemi – I think it's as soon as we get all the information on everything that we are looking at in...then we'll make a decision. Mrs. O'Brien-McKinnon – You will work along with our police and fire departments on that? Mr. Pizzichemi – Absolutely. Mr. Pratt – Mr. Chairman we have two other hotels in Town, I'd like to see the security measures put in place at the others also or at least consult with them and see what security measures they are using so that this doesn't happen at any of them either. They may figure the Radisson is secure now so they'll use the other two. I'd like to see the police department contact those owners and discuss with them the potential of securing their locations as well. Chief Donovan – May I suggest to Brad that we get the managers together of the other hotels and speak to them. Mr. Chaffee – I think you definitely want to talk about the credit card issue ... of all the things that happened (other than parents who allow their kids to go out on Christmas night) that makes no sense at all. Mr. Plante – I'll follow up with the Chief and see if we can get some dates to get these folks in because there is really a bigger issue here. In the environment that we are living in today, it only enhances the security for the guests. This was a party situation (they were looking to have a good time) but if you had someone who had criminal intent regarding the guests they could have used this method and they could have let people in and who knows.....I'll work with the Chief and we'll get the hotels in and suggest that maybe they should take a look at upgrading their security systems across the board to make sure that when people are staying in Rockland they know that they are fairly secure. BOS – That makes sense. Mrs. Parsons – It's your business, you want your customers to feel secure staying at the Radisson. Mr. Valanzola – Not just the customers but the fact that you had to call four other towns into this; you compromised not only the security in Rockland but these other four towns. You spread them thin on Christmas night when they are not fully staffed. It creates a whole lot of various issues. If we could be kept informed as to the various steps you have taken and with your meeting with the Deputy Chief and Fire Chief too...we just want to be notified of this. And as Mr. Pratt mentioned let the other hotels be aware of this too so they won't let their guard down and it happens again. Mr. Chaffee – I think that you are going to have to be especially vigilant because your hotel is the farthest off the street and the farthest away to see. The

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Holiday Inn is the second problem because they have a bar inside. The Days Inn does not the function room and so forth and people would have to bring their entire shebang to get to that hotel whereas your hotel and the Days Inn/Holiday Inn they both have a lounge and they both have alcohol and that is the concern I have...the fact that with a liquor license many things can happen and most of them are not good. Mrs. Parsons – Was it near a fire escape door or was it a fire escape door? Mr. Pizzichemi – A fire door. Mrs. Parsons – Chief, do we have something that goes on a fire door that goes off loud and clear? Chief Sammon – I guess if they are going to put security in there...the area he is talking about is a remote location it wouldn't hurt. (Chief was too far away from microphone to hear.) Andy Triantaffelow – Is this the first hotel you've managed? Mr. Pizzichemi – I've been in the business for thirty years. Andy Triantaffelow – And you've never heard about credit cards before? The reason why you don't take cash is because (and I do travel...I have a traveling business) and the way I'm looking at this whole thing is that you just wanted to rent that room, you didn't care about a credit card, you'd just get the cash and that's all. That was wrong. It was wrong the way you did it...your procedure was wrong. I had 350 people at my niece's wedding and I rented the whole top floor of the Holiday Inn which is the Radisson now. When you come through the back door you come around (Andy described this section of the hotel in detail). Are you telling me they carried a keg of beer up a fire escape? Mr. Pizzichemi – It's a stairwell. You are not thinking of the same stairwell. The stairwell that the kids used was at the east end of the building by the parking lot which is about 120 feet away from the front desk and is used for the sole purpose of evacuating the building. It is not an entrance at all. Andy Triantaffelow – I have to question your security guard. You said that he made the rounds....Mr. Pizzichemi – That was the Manager on Duty at 8:30PM. Andy Triantaffelow – What time were the police called? Mr. Pizzichemi – 9:27PM. Andy Triantaffelow – “And he didn't hear no noise or anything like that?” Come on that's bull; you know that...for crying out loud whose going to believe that? Mr. Pizzichemi – Sir, that is exactly what happened. Andy Triantaffelow – Yet the people that live on the 5th floor they called the police they didn't call the front desk? Mr. Pizzichemi – There was a guest on the 5th floor that called the police. Andy – They didn't call the front desk? Never did I ever hear that before they always call the front desk and ask to have security come and quiet the people down. Mr. Pizzichemi – I agree but in this case they called the police department and not the front desk. Andy – When the police came at 9:27PM what did the security guard do? They didn't know what was going on? Mr. Pizzichemi – We escorted the police upstairs. Andy – Were you there? Was he there? (Referring to Mr. Pizzichemi and Mr. Carter) Mr. Pizzichemi – No we were not there. Andy – Just the security guard and the staff were there. Mrs. O'Brien-McKinnon – Security wasn't there yet, they arrive at 10:00PM correct? Mr. Pizzichemi – the staff and the manager on duty. Mr. Chaffee – I was led to believe that the police were called not by someone in the hotel but by a parent of a child. Deputy Chief Llewellyn – We received a couple of calls. The girlfriend's father of the child - he called us and said he was taking his child (18 years old) to the hospital for his injuries and after he went to the hospital he was going

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to come to the police station and make a statement. Based upon that and then a subsequent call (we were already in route because of that call) everything happened pretty quickly from that point. Mr. Chaffee – You actually got a call from a hotel patron? DC Llewellyn – It's not that uncommon...it does happen. Mr. Chaffee – Do you get a lot of problems at these hotels compared to other business in Town? DC Llewellyn – We had two calls on New Years Eve (one at each of the other hotels). No, we don't have a lot of problems with them. Andy – You know, another thing...it seems awfully funny that when this first came out that Rockland always takes the hit and we're sick of it...we really are...if something happens in another Town it's a little article this big...but if something happens in Rockland it's THIS BIG. If you people keep going the way you are going...we don't like it. We're all seniors, we are people that live in this Town and we love this Town. We are not going to stand by and watch the Radisson that all you care about is cash come in here and do whatever you want and we're getting all the blame. We don't like it...I'm telling you now. Ray Hebert (Rockland Beautification Committee) – I'm not here to badger you guys, I just wanted for a second to talk about the media. I understand essentially making great headings (I'm a graphic designer I do that all the time in newsletters) but please...to the media...just be a little bit more concerned in what you are writing. Everything said "Rockland party" but you didn't get into the specifics where these kids were from and it doesn't matter to you but it does to us. As Andy just said, we get beat all the time. If this happened in Hingham, we wouldn't have even heard about it. It is always in Rockland. The Rockland Beautification Committee – part of our mission is to inject civic pride and this just kind of puts a damper on everything. I've had to defend Rockland in downtown Boston at the Kingston Deli they would say...oh yeah, there goes Rockland again. I said, "Oh man, these aren't Rockland kids". Sure it was a Rockland business...you guys can deal with it with the police, fire and BOS...it's not my problem but for the media...just be a little bit more gentle PLEASE. Thanks. Andy – There is all kinds of things you can do to the hotel to stop anyone from coming in from the outside. Mrs. Parsons – I would just like something on those fire escape doors that is loud. Not just heard at the front desk but can be heard in the hall if that is possible. Mr. Valanzola – That should be a fairly cheap and quick fix I would think. Mr. Pizzichemi – We are going to fix that. Mrs. O'Brien-McKinnon – Do you think perhaps we should give a deadline to when we want certain security measures met? Chief, what is reasonable to you? Chief Donovan – Thirty to sixty days. First of all I think they should advise you on what they are actually going to do and from that point get a time frame. Mrs. O'Brien-McKinnon – Can the Radisson get back to us in two weeks as to how you are going to resolve security issues. Mrs. Parsons – I think that's a little short time. They will need to consult with someone. Mr. Plante – Thirty days for the plan and sixty days for the implementation? BOS – Ok. That seems fair. Andy – Is this a strike one like we did before with all the other companies? Mr. Chaffee – Strike one was with Class II licenses. That has nothing to do with this. Andy – Can't we do the same thing with the hotel? Mr. Chaffee – I would hope that

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we would never see strike two. Mr. Chaffee made reference to an incident that happened at the Ramada many years ago regarding paying with cash instead of a credit card and the damage that occurred.

Motion: Mr. Chaffee to give Radisson (30) thirty days to come up with a security plan and (60) sixty days to implement it.

Second: Mr. Pratt

Vote: 5-0

Mrs. Parsons – I would seriously do something about that issue of paying with cash because the Ramada used to be the hotel that you are now. We are talking about the same location and someone may know that and be targeting you.

D. TOWN ADMINISTRATOR'S REPORT

Tomorrow morning I have a meeting with the Southeastern group over in Easton, which is the consortium that we joined last year. I have been informed that New England Office Supply (the ones who had the successful bid for our office supplies) wants to have a meeting with the group because they are going to attempt to get out of their contract because they bid so low that they realized that they are losing a tremendous amount of money. I will attend the meeting and keep the BOS informed of the results.

Last week in your packets I alluded to an FYI to the BOS regarding Lot 264 on Church Street. That is the parking lot that is adjacent to the VFW. We get an annual check for \$1,200 from the South Coastal Bank and what they do is that they rent that lot for additional parking primarily for the employees during the day. I did a little research and actually talked to the former Town Administrator Kevin Donovan and found out that back in the mid '90's (maybe 96-97) there was actually a formal agreement with the Town and South Coastal Bank for their use of that. There is an actual agreement in writing somewhere. I understand they did considerable improvements (I think they black topped it and put in railings). Mr. Donovan also informed me that when they surveyed the lot they discovered that the VFW Building is actually partly on Town property. It actually infringes on that Town property. For the BOS's information, I'm going to try to locate that file (maybe upstairs or downstairs in the vault) and do a little bit more research. As I understand it they actually did an appraisal on the property and I believe that Kevin told me that the \$1,200 represented roughly what they could have paid in taxes if they owned the lot. The lot is not buildable and really wouldn't be marketable if we decided to sell it. I don't think anyone would be particularly interested in it.

You may have noticed the "No Parking" signs down here on Goddard Avenue. As you directed, Mr. Corvi was right on the ball and had them up in a couple of days. Today was the first day that I haven't had any complaints so far. It appears to be working, obviously we will monitor that but I wanted to thank the Highway Department because they got those up almost

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immediately. He actually did it during the holiday break when the kids were on vacation so it worked very well. So again, thanks to the Highway Department.

Mrs. Parsons – I just wanted to ask a question. Wouldn't South Coastal Bank have a copy of the agreement? Mr. Plante – They may, I'll look around first. There was also an appraisal that was done and they surveyed the property so there should be paperwork relative to that surveying. Mrs. Parsons – The bank surveyed the property? Mr. Plante – I'm not clear on that. Somebody did a survey of the property. If I can find the file, I'm hoping its all in there. It may be downstairs in the vault; we'll try to find that.

E. CORRESPONDENCE

Mr. Valanzola read the following correspondence:

- (1) Letter to Chief Michael Sammon from Deputy Chief Jack Beagle (Marshfield Fire Dept.) Thanking him for taking time out of his busy work schedule to participate in the interviewing process conducted on December 20, 2005 for the open positions of Captain and Lieutenant at the Marshfield Fire Department.
- (2) Letter dated 12/21/05 from Edward A. Flynn, Secretary of Public Safety to Chief Donovan informing them that the Rockland Police Department has been awarded \$42,275.00 through the fiscal year 2006 State-funded Community Policing Grant Program. The funds will be transferred to your municipal treasury by 12/31/05. Community Policing funds are intended to enable police departments to develop comprehensive Community Policing strategies tailored to address the particular needs of their communities and address crime, fear of crime, and issues that detract from overall quality of life. They go on to congratulate the department and the community.

F. OPEN FORUM

Mr. Chaffee – Last Thursday night we had a meeting of the Plymouth County Advisory Board dealing with Plymouth County business. In that meeting as my position as Chairman of the Advisory Board I brought up as a suggestion a proposal to reinstitute the Plymouth County Selectmen's Association. The purpose of this would be that there would be networking between Boards of Selectmen getting ideas and information back and forth, to share our strengths and weaknesses, things we might need help in, things that we could help other towns in and it would also give us an opportunity to set up a lobbying body (so to speak) when there are issues involving county government or considering other things that are local to the cities and towns. I would like to make you aware of this because I'm going to put a letter together for all the Selectmen in Plymouth County as well as this board and just see what your thoughts would be. We would probably meet twice a year in one of the restaurants, the meal may be \$20 per person....this could be something we could talk about as we get going. This group has not met for about seven years. I think with some of the issues with Plymouth County with insurance, budget and sheriff's department and other concerns, its time that this body gets back together again. I believe it would serve a useful purpose. I will be back in touch with you in the future on this.

F. OPEN FORUM (Continued)

Mrs. Parsons – Nothing

Mr. Pratt – I just have a quick question for Brad. We talked about the formation of the rekindling of the health insurance committee....where are we at with this? Mr. Plante – I haven't done anything yet. If you are ready to go I'll send a letter out to them. Are you going to make a presentation to them? Mr. Pratt – No, I just want to hear what they have say and what their issues are. I would like them to get going and look into those other issues we have talked about. We talked about talking to the Bristol County Group along with the Plymouth County Group....Mr. Plante – We can ask them to get together but I think they will be expecting someone to kind of talk to them. Mr. Pratt – You were going to talk to Bristol County and Eric was going to talk to that other group. Mr. Plante – Due to the holidays and so forth we really didn't get a chance to do that.

I would like to take a minute and thank the Rockland Police Department for their prompt and professional service on the job that they did on the 25th. They showed Rockland well and made all of Rockland proud of their police force and you guys did a professional job....I can't say enough about you guys. I don't care what anybody said or what bad press was out there, you handled yourself professionally with dignity and you did the job that needed to be done and got it done. I would also like to wish everyone a Happy New Year.

Mrs. O'Brien-McKinnon – All set.

Mr. Valanzola – I just have a question. There was an article in the Globe with regard to that RocklandNews.com site and I guess there was a quote by you Brad that you were going to have Town Counsel look into this. Mr. Plante – They misquoted me. There was an incident two years ago that information was put on there that I allegedly did something that was completely wrong. It was absolutely totally inaccurate. I contacted my own attorney. I did not contact Town Counsel. As you know Rockland.com people put stuff on there...they don't do their homework, they make stuff up and most of the time it's totally inaccurate. I contacted my own personal attorney about possibly taking action against the individual. So, they misquoted me. Mr. Valanzola – So that was from a couple of years ago. This story was from a week ago. Mr. Plante - Its unfortunate Mr. Chairman that you're even questioning me on what is on RocklandNews.com. First of all I take great umbrage to that, I don't appreciate it. Mr. Valanzola – Let's face it, it was in the Boston Globe...it's freedom of speech. Mr. Plante I understand that Mr. Chairman. I'm not saying anything I'm done. Mr. Valanzola – A lot of people have had things posted against them. I guess it's unfortunate when I try to get legal counsel like some other board members do....Mr. Plante – Mr. Chairman – I DID NOT GO TO TOWN COUNSEL. If you are claiming otherwise, I take great offense to it. Mr. Valanzola – I'm just taking what I read in the story. Mr. Plante – Again, the story was inaccurate. I contacted my own personal attorney. If you don't believe me, we'll have a discussion in the back room afterwards. Mr. Valanzola – Fair enough.

I just wanted to say we are going to be doing the budgets in two weeks. We are going to be focusing on the major departments in Town; school, police, fire, highway and library. If any other department heads have a chance to come down we would like to take a serious and hard look at these before we send them down to the Finance Committee. The Finance Committee

F. OPEN FORUM (Continued)

did receive a draft of the budget back on December 30th but because of time constraints we weren't able to have serious discussion on the budgets. We are still facing issues with the deficit and we are going to have to try and see what we can do ... the numbers are all preliminary and we don't have anything solid yet. That's going to be two weeks from tonight on Tuesday because that will be after the Martin Luther King holiday. We have a lot of work to do. I look forward to this board this coming year, I think we've been working well together and hopefully can continue.

Chief Sammon – I have a proposed address change in front of you regarding an incident we had on Reservoir Park Drive. We have two buildings that have Reservoir Park Drive addresses but are clearly on Ledgewood Place. It has been that way for years but in a recent medical call that we had, we had an incident where we had a call for 63 Reservoir Park and we ended up at 60 Reservoir Park. Verifying this with the Police Chief this morning it came to our attention that that is in fact a Reservoir Park address after talking to the Building Inspector and the Police Chief we want this changed. The addresses for these two locations (60 & 70 Reservoir Park Drive) should be Ledgewood Place and not Reservoir Park Drive. The two buildings that are further up on that street are 100 and 200 Ledgewood Place. It appears that this road didn't continue in the 80's but today it is creating a lot of confusion for us. We believe this should be addressed. You have a letter there from the Building Inspector who is in agreement with us about having that changed. He informed me today that he would keep the numbers the same but just change it from Reservoir Park to Ledgewood Place. In light of all the calls we have today with 911 this has to be clarified because it is causing a lot of confusion. We wanted the BOS to vote in agreement of this. Mr. Chaffee – questioned needing four numbers changed. Chief Sammon – Those numbers would remain the same. I believe the Building Inspector will have to actually address that part of it. The Building Inspector will issue the numbers but preliminary he will just change the street name from Reservoir Park to Ledgewood Place. Mr. Chaffee – What I was thinking was 60, 62 & 64 and the fourth number could be 66...would move toward 63. That would make sense. Leave 76, 74, 72 and 70 alone because they make sense going the other way, now they are clearly on Ledgewood Drive. Then take your 80, 82, 84 and 86 minus one number and make that.....Chief Sammon interrupted – that 80 Reservoir Park Drive that building would be okay the way it is because that is clearly on Reservoir Park Drive. Mr. Chaffee – If you follow my logic, it doesn't make sense to have a 63 across the street from an 80, that is why I'm suggesting moving it in. Chief Sammon – Right...but the Building Inspector assigns the numbers so we have to work with him. Mr. Chaffee – I'm just making that as a suggestion because this way you are inconvincing as few people as possible and trying to make it somewhat easy. Chief Sammon – I understand, I just wanted to clarify so we don't have any problems.

**Motion: Mr. Chaffee to support Police & Fire Chief on issues of renumbering
Reservoir Park Drive/Ledgewood Place**

Second: Mr. Pratt

Vote: 5-0

Mr. Brooks Brooks – I spoke to Brad this morning on the air base. I have a business plan that I have been working on for the last 2 ½-3 months. The plan is to try and stick some of this money that's being created at the base into the citizens hands in the three towns. Mr. Chaffee – What town do you live in? Mr. Brooks – I live in Norwell but I grew up in Weymouth. The idea is to

F. OPEN FORUM (Continued)

create a company that will share in the profits of the air base. The reason I am here is to enlighten you to what is going to happen. I spent a lot of time over the last few months reviewing the documents that are currently in place and it's not a good economic plan for the local area. Mr. Chaffee – I would like at this particular point in time (where the gentleman does not live in Rockland and we're getting this plan tonight and seeing it for the first time) to make a motion to take this under advisement. I don't know about anybody else but I would like to read what I'm hearing about. I'd like to make a motion to take this under advisement. We already have a plan that has been voted by the three towns so it's not easy to change that plan.

Motion: Mr. Chaffee to take Mr. Brooks' plan under advisement

Second: Mr. Pratt

Mrs. Parsons – From what I'm seeing and yes I agree that we need to read this but this information on property transfers corporation acquisition of Navy parcels where did you get this? Mr. Brooks – From the DDA. Mrs. Parsons – From the current DDA? Mr. Brooks – The current DDA that's on the website. Mr. Pratt – Mr. Chairman, you have a motion on the floor. Mrs. Parsons – It's up for discussion at the moment. Mr. Chaffee – This gentleman does not live in Rockland. We are being handed a piece of paper right now. We tabled the hearing earlier tonight to talk about the management plan because we did not have the paperwork in time for this meeting. We also have a plan and as far as I'm concerned we don't really need to listen to this at all but I will do him the favor of reading it because we may want to talk about it. Mrs. Parsons – We have a motion and a second...then it's up for discussion before we vote. I would like to read it over but I understand you went to the Weymouth Town Council and they are thinking of putting you on their committee? Mr. Brooks – The Town Council in Weymouth has sent a letter to TTDC who has lost their way and they have asked them how they get out of this DDA. That is the lynch pin of this whole thing going through. I'm not against the plan but I am against ... the fact is you've rubber stamped over a billion dollars going to a California company and that money can very easily be staying in your town. It's a recipe for disaster...if you spend the time and read what I have written then you will understand what I am talking about. I'm not here to talk about a bad plan by LNR or anything like that, I'm here to tell you that there is going to be an economic payment here that is not going to be good for the towns. There is not mitigation that elected officials know about. I get into discussions with one political person or another and what I have found out is that the plan that LNR has presented to the towns is not the plan that is going to be executed. As it stands right now, you guys are signing off on well over a billion dollars of equity that belongs to the people of your town to go to a company in California and I'm the guy that's up here to tell you that. I've read plenty of business plans and it's a bad business plan and I don't know how it got through all the scrutiny but it did. The fact is that at this point right now, if the plan goes through as designed, it's not good for the Town of Rockland, the Town of Abington or the Town of Weymouth. The Town of Weymouth has taken exception to it because they are the ones that are going to get the disadvantage of what is going on. LNR has presented to you and everybody else that they are going to put \$150 million dollars worth of capital in that land up there.....they will never get to \$30 million. They are going to borrow money and the money that they are borrowing they are going to make payments on it for five years and then it's going to be your responsibility from there. They are going to draw on your Town services and you are not getting anything for it. I'm proposing something to stick the money that is going to be created by the new zoning up there into the local economy into the people that you represent. All that I am asking of this board is that from what

F. OPEN FORUM (Continued)

I've read Rockland is not covered by that DDA agreement. There is nothing in there that is going to benefit the Town and by you not at least saying "what is in it for the Town of Rockland"there is nothing. What you are going to end up with is buildings up there, tax payments, bond payments and no real economic development. It is my opinion at this point right now that the Navy will not accept the current proposal as an economic development conveyance. And I think they are negotiating a price that bounces it out of an economic development. Mrs. Parsons – Right. Mr. Brooks – A this point right now LNR is not happy with what I'm saying exposing them. They are going to walk away with a billion and a half dollars and it's coming out of your Town. I mean, a scenario is real simple. They created 2,800 house lots up there (ok...follow the money) the first lot they pay Tri-Town \$3,000 for that house lot, now the Towns pay for the water, sewer and the road to be put in. Then LNR sells the lot for \$200,000. That \$197,000 goes to California and the tax revenue to Rockland, Abington and Weymouth. Mr. Pratt – The Towns are not paying for the infrastructure. Mr. Brooks – You're wrong. Mr. Chaffee – I was just about to say the same thing. I made a motion to table this. I would like to table this. Mr. Valanzola – We gave you the opportunity to give us a brief synopsis. Mr. Brooks – And I appreciate that. All I ask of the five of you is to have knowledge. Mr. Valanzola – I'll tell you Mr. Brooks, no one has more knowledge about this than Mrs. Parsons. Unfortunately, we've talked about this before and the train has somewhat left the station. The Town has voted on this. If you've been following this not everyone up here thought it was a great deal to begin with but that was the pleasure of the Town... to vote in favor of the plan. Give us an opportunity to read this over and if you want to come back at a future meeting we'd be more than glad to accommodate you. Mr. Brooks – One thing in closing, the train has not left the station. It is important that the Town understands that what you voted on was a zoning plan there is a back-out agreement on both sides all through the plan and there is plenty of opportunity to create wealth for the citizens of Rockland. Mrs. Parsons – Right. Mr. Brooks – I'm noble in my cause and you have to get behind me on it. You represent the people of the Town of Rockland and right now as it stands and if you don't get behind me and do something there will be a huge amount of money leaving this area. Mr. Valanzola – Right. Great. Mrs. Parsons – Have you talked to the SSTDC Directors? Mr. Brooks – Absolutely. Mrs. Parsons – Have you read Chapter 301? Mr. Brooks – Absolutely and they are way off base. What is the best interest of the three towns they are not following that. They are way off base on that...a main goal of that is to create economic development. Mrs. Parsons – Right for the benefit of the three Towns. Mr. Brooks – Right and when you look at it as economic development you'll have very few people that work up there, a very few developers that might make a few dollars off of that but that is going to happen no matter what happens up there. Also the group of people that make money off that project up there is small...the majority of the money created by that zoning change is going to go right to California and that is not good. Mrs. Parsons – And they want State and Federal funds. Mr. Brooks – Right and that's exactly what I'm saying. Mr. Chaffee – Could I respectfully...I really mean it, there is a big piece of paper here and no time to read it...again for the last time please move the question.

Vote: 5-0

Mr. Valanzola – We do welcome you back, whatever we can do ... as far as I'm concerned it's the biggest land grab of all time. As you said they are getting these lots for a pittance. It's too bad you weren't more involved the last couple of years and be more involved in how this process went down. Give us an opportunity to review this material and we'll invite you back. The next meeting

F. OPEN FORUM (Continued)

we are going to have we are going to focus on the budget but we'd like to have you back at our first meeting in February if possible so we could spend the time on it.

Motion: Mr. Pratt to adjourn at 9:23 PM

Second: Mr. Chaffee

Vote: 5-0 Mr. Chaffee-yes, Mrs. Parsons-yes, Mr. Pratt – yes, Mrs. O'Brien-McKinnon-yes and Mr. Valanzola-yes

KELLI A. O'BRIEN-MCKINNON
VICE-CHAIRMAN

BRADLEY A. PLANTE
TOWN ADMINISTRATOR